

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 5/30 Rathmines Street, Fairfield Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$350,000

Median sale price

Median price \$502,500 House Unit X Suburb Fairfield

Period - From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/158 Separation St NORTHCOTE 3070	\$366,000	24/08/2018
2	4/27 Jessie St NORTHCOTE 3070	\$342,500	15/06/2018
3	8/156 Station St FAIRFIELD 3078	\$330,000	31/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
June quarter 2018: \$502,500

Comparable Properties



4/158 Separation St NORTHCOTE 3070 (REI) **Agent Comments**

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Price: \$366,000
Method: Private Sale
Date: 24/08/2018
Rooms: 2
Property Type: Apartment



4/27 Jessie St NORTHCOTE 3070 (REI/VG) **Agent Comments**

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Price: \$342,500
Method: Private Sale
Date: 15/06/2018
Rooms: -
Property Type: Apartment



8/156 Station St FAIRFIELD 3078 (REI) **Agent Comments**

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Price: \$330,000
Method: Private Sale
Date: 31/08/2018
Rooms: 2
Property Type: Apartment